



# City of Harrisonburg, Virginia

## Planning Commission Meeting

February 10, 2010

7:00 p.m.

Regular Meeting  
409 South Main Street

- 1) **Call to order, roll call, determination of quorum, and review/approval of minutes from the January 13, 2010 regular meeting and the minutes from the December 9, 2009 Comprehensive Plan meeting.**

- 2) **New Business**

*Rezoning – 116 Reservoir Street (Blue Ridge Insurance Services)*

Public hearing to consider a request from contract purchaser Karin Flagle of Blue Ridge Insurance Services, Inc. to rezone a 1.24 +/- acre parcel owned by the Commonwealth of Virginia from R-2, Residential District to R-3, Multiple Dwelling Residential District. The parcel is located at 116 Reservoir Street and can be found on tax map 27-G-7.

*Rezoning – 715 North Main Street*

Public hearing to consider a request from Lewis G. Bagwell and George E. Shifflett with representative Steven T. Heitz and Harrisonburg Redevelopment and Housing Authority to rezone a .318 +/- acre parcel from R-2, Residential District to M-1C, General Industrial District Conditional. The parcel is located at 715 North Main Street and can be found on tax map 40-T-10.

*Special Use Permit – 715 North Main Street (Reduced Parking 10-3-97 (8))*

Public hearing to consider a request from Lewis G. Bagwell and George E. Shifflett with representative Steven T. Heitz and Harrisonburg Redevelopment and Housing Authority for a special use permit per Section 10-3-97 (8) of the Zoning Ordinance to permit fewer than the required number of parking spaces for any use. The property, zoned M-1C, General Industrial District Conditional, is located at 715 North Main Street and can be found on tax map 40-T-10.

*Special Use Permit – 715 North Main Street (Charitable and Benevolent Uses 10-3-97 (9))*

Public hearing to consider a request from Lewis G. Bagwell and George E. Shifflett with representative Steven T. Heitz and Harrisonburg Redevelopment and Housing Authority for a special use permit per Section 10-3-97 (9) of the Zoning Ordinance to allow charitable and benevolent uses. The property, zoned M-1C, General Industrial District Conditional, is located at 715 North Main Street and can be found on tax map 40-T-10.

*Special Use Permit – 715 North Main Street (Boarding and Rooming house 10-3-97 (13))*

Public hearing to consider a request from Lewis G. Bagwell and George E. Shifflett with representative Steven T. Heitz and Harrisonburg Redevelopment and Housing Authority for a special use permit per Section 10-3-97 (13) of the Zoning Ordinance to allow a boarding and rooming house. The property, zoned M-1C, General Industrial District Conditional, is located at 715 North Main Street and can be found on tax map 40-T-10.

- 3) **Unfinished Business**
- 4) **Public Input**
- 5) **Report of secretary and committees**  
*Proactive Zoning*
- 6) **Other Matters**
- 7) **Adjournment**

Staff will be available Tuesday March 9, 2010 at 2:30 p.m. for those interested in going on a field trip to view the sites for the March 10, 2010 agenda.